040.0	0006	0005.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	894,500 / 894,500
					USE VALUE:	894,500 / 894,500
					ASSESSED:	894,500 / 894,500

PROPERTY LOCATION

No	Alt No	Direction/Street/City
54	-56	WARREN ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	SIMARD NORMAN G & ELLEN M
Owner 2:	
Owner 3:	
Street 1:	54 WARREN ST
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	SIMARD NORMAN G & ELLEN M -
Owner 2:	-
Street 1:	54 WARREN STREET
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains 4,147 Sq. Ft. of land mainly classified as Two Family with a Multi-Garden Building built about 1924, having primarily Vinyl Exterior and 2705 Square Feet, with 2 Units, 3 Baths, 0 3/4 Bath, 0 HalfBath, 11 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
104	4147.000	459,000		435,500	894,500
Total Card	0.095	459,000		435,500	894,500
Total Parcel	0.095	459,000		435,500	894,500

Source: Market Adj Cost | Total Value per SQ unit /Card: 330.75 | /Parcel: 330.7

Legal Description

Entered Lot Size	
Total Land:	
Land Unit Type:	

User Acct	27312
GIS Ref	
GIS Ref	
Insp Date	11/18/18

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID: 040.0-0006-0005.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	104	FV	459,100	0	4,147.	435,500	894,600	894,600	Year End Roll	12/18/2019
2019	104	FV	352,700	0	4,147.	462,700	815,400	815,400	Year End Roll	1/3/2019
2018	104	FV	352,700	0	4,147.	337,500	690,200	690,200	Year End Roll	12/20/2017
2017	104	FV	330,700	0	4,147.	294,000	624,700	624,700	Year End Roll	1/3/2017
2016	104	FV	330,700	0	4,147.	250,400	581,100	581,100	Year End	1/4/2016
2015	104	FV	294,400	0	4,147.	245,000	539,400	539,400	Year End Roll	12/11/2014
2014	104	FV	294,400	0	4,147.	201,400	495,800	495,800	Year End Roll	12/16/2013
2013	104	FV	306,400	0	4,147.	191,600	498,000	498,000		12/13/2012

!3352!

PRINT

Date	Time
12/10/20	18:37:44

LAST REV

Date	Time
04/24/19	14:56:35
mmcmakin	
3352	

USER DEFINED

Prior Id # 1:	27312
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

SALES INFORMATION

TAX DISTRICT: | PAT ACCT.

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
SIMARD NORMAN G	72344-156	1	3/18/2019	Convenience	99	No	No		
	13486-446		7/1/1978		55,500	No	No		Y

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
10/13/1992	505	Manual	2,500					REPLACE PORCH

ACTIVITY INFORMATION

Date	Result	By	Name
11/18/2018	MEAS&NOTICE	CC	Chris C
4/3/2009	Meas/Inspect	189	PATRIOT
3/6/2000	Mailer Sent		
3/3/2000	Measured	263	PATRIOT
11/1/1981		CS	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
104	Two Family		4147		Sq. Ft.	Site		0	80.	1.31	1									435,528						435,500	

Total AC/HA: 0.09520 | Total SF/SM: 4147 | Parcel LUC: 104 | Two Family | Prime NB Desc: ARLINGTON | Total: 435,528 | Spl Credit | Total: 435,500

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	13 - Multi-Garden		
Sty Ht:	2A - 2 Sty +Attic		
(Liv) Units:	2	Total:	2
Foundation:	2 - Conc. Block		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	GRAY		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1924	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	5 - Steam		
# Heat Sys:	2		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	3	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	2	Rating:	Average
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AV - Average	31.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	31	%

CALC SUMMARY

Basic $ / SQ:	170.00
Size Adj.:	1.08532333
Const Adj.:	0.98000199
Adj $ / SQ:	180.815
Other Features:	121500
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	665165
Depreciation:	206201
Depreciated Total:	458964

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1								# Units:	1		
Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O	
Other													
Upper													
Lvl 2													
Lvl 1													
Lower													
Totals	RMs:	11	BRs:	4	Baths:	3	HB						

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	6	2	
1	5	2	
Totals			
2	11	4	

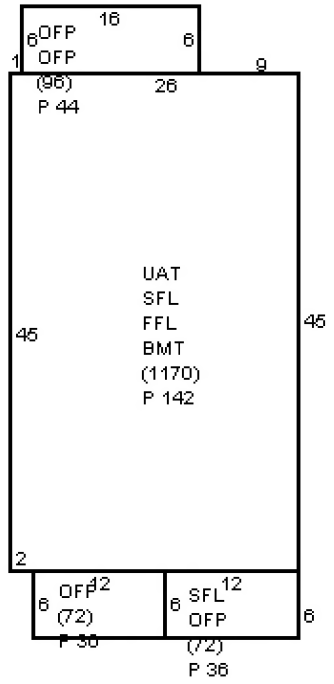
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val

Juris. Factor:		Before Depr:	180.82
Special Features:	0	Val/Su Net:	109.00
Final Total:	459000	Val/Su SzAd	190.30

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
SFL	Second Floor	1,242	180.820	224,573
BMT	Basement	1,170	54.240	63,466
FFL	First Floor	1,170	180.820	211,554
OFP	Open Porch	336	20.980	7,050
UAT	Upper Attic	293	126.570	37,022
	Net Sketched Area:	4,211	Total:	543,665
Size Ad	2412	Gross Are	5088	FinArea 2705

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
UAT	100	FLA	100	A	

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

040.0-0006-0005.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:	Total: